



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION

Application Number: 3002868
Applicant Name: Greg Baltzell
Address of Proposal: 10549 20th Avenue Northeast

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of into two parcels of land. Proposed parcel sizes are both 7,503 square feet. Existing single family structure to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site: SF7200, also Northgate Overlay; mid-block property, exceptionally deep lot. The middle of the eastern ½ of the site is occupied by a house which it is intended to preserve. The garage serving the house will be demolished to accommodate access to the rear parcel.

Streets: Street is not improved with curb, gutter, sidewalk or planting strip.

Surrounding Development Single Family zoning and development surrounds site.

Public Four comment letters were received, all opposing the project.
Comment: One expressed concern in general terms. Two of the other three expressed concerns about increased traffic and parking, and about the size and height of the structure that could be built on the new development site. The last letter detailed concerns about drainage issues and sedimentation that could result from construction, encroachment of vegetation onto NE 104th Street, desire to maximize preservation of trees on the new sites, and requirement the development to provide a shared driveway, pervious pavement, and other green rain retention building practices.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), City Light, Fire Department (SFD), and review by the Land Use Planner, the above cited criteria will be met subject to the conditions imposed at the end of this decision. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control (see condition below), water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. There are no exceptional trees on the site, and the proposal comports with SMC Chapter 25.11. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded).

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.
2. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light on the final short subdivision.
3. Add to the face of the plat the following condition recommended by DPD's drainage reviewer: "At the time of Building Permit Application: Plans shall be provided for an infiltration system for each new construction permit, including soil percolation rates, designed and stamped by a civil engineer."
4. Add to the face of the place a location and easement providing for prominent placement of an address sign serving the rear lot.

Prior to Issuance of any Building Permit and for the life of the project

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement:

The owner(s) and/or responsible party(s) shall satisfy all conditions of zoning review approval.

Signature: (signature on file)
Paul M. Janos, Land Use Planner
Department of Planning and Development

Date: June 19, 2006